

IN THE MATTER OF THE APPLICATION OF THE TOWN OF CLINTON

DOCKET NO. HNT-L-304-15 (MOUNT LAUREL)

PUBLIC NOTICE OF MOUNT LAUREL COMPLIANCE

HEARING OF THE TOWN OF CLINTON, COUNTY OF HUNTERDON

PLEASE TAKE NOTICE that on May 26, 2020, beginning at 9:00 a.m., the Honorable Thomas C. Miller, P.J.Cv, will conduct a Compliance Hearing in the matter captioned: In the Matter of the Application of the Town of Clinton, Docket No. HNT-L-304-15 (Mount Laurel), at the Somerset County Courthouse located at 20 North Bridge Street, Courtroom HCH1, Somerville, New Jersey 08876. Please note that if the courthouse is still closed at that time, the hearing may take place via telephone or video conference. Information about courtroom closings are available at njcourts.gov, and if the court is still closed at that point any interested party should contact the office of Tara Ann St. Angelo, Esq. at (908)735-5161 or tstangelo@gklegal.com at least 48 hours in advance of the hearing to determine how they can participate.

The purpose of the Compliance Hearing is for the Court to determine whether the Housing Element and Fair Share Plan (hereinafter “Affordable Housing Plan”) of the Town of Clinton and them mechanisms implementing the Affordable Housing Plan, fulfill the Town’s obligation to provide a realistic opportunity to satisfy the Rehabilitation, Prior Round, and Third Round components of its “fair share” of the regional need for housing affordable to low and moderate income households pursuant to (i) the Fair Housing Act (“FHA”), N.J.S.A. 52:27D-301 et seq., (ii) applicable substantive regulations of the New Jersey Council on Affordable Housing (“COAH”), (iii) the Settlement Agreement entered into between Fair Share Housing Center (“FSHC”) and the Town of Clinton and the Settlement Agreement entered into between the Town of Clinton and Intervenor / Defendant Clinton Moebus 34, LLC (“Moebus”), approved by the Court at a properly noticed Fairness Hearing on December 20, 2018, and memorialized by an approval order entered by the Court on March 6, 2019 (collectively, the “Settlement Agreements”), and (iv) other applicable laws. If the Court determines that the Town has fulfilled its obligation to provide a realistic opportunity to satisfy its Rehabilitation, Prior Round, and Third Round components of its “fair share,” it will enter a Judgment of Compliance and Repose, which will give the Town of Clinton protection from Mount Laurel lawsuits until July 2, 2025.

To facilitate this procedure, the Town has presented to the Court, and placed on file with the Town Clerk, a copy of the Affordable Housing Plan and various other related documents. Given the COVID-19 crisis and the Town’s current operating schedule, these documents are available for public inspection online at <https://www.clintonnj.gov/affordable-housing>. Alternative, you may contact the Town Clerk at (908) 735-8616, during normal business hours, to request a copy of the documents be sent to you. Lastly, you may contact Tara Ann St. Angelo, Esq. to request a copy of these documents be sent to you; her contact information is listed below.

The Affordable Housing Plan, the Settlement Agreements, and additional documents on file in the Town's Municipal Building describe how the Town will address its "fair share" of the regional need for low and moderate-income housing as established pursuant to a Court-approved Settlement Agreements.

The various elements of the Town's Affordable Housing Plan can be summarized as follows:

The Town has the following Fair Share obligations:

- a. A Rehabilitation Obligation of 18.
- b. A Prior Round Obligation (pursuant to N.J.A.C. 5:93) of 51.
- c. A Gap + Prospective Need Obligation (1999-2025) of 116.

All interested parties are hereby given an opportunity to appear and be heard at this Compliance Hearing. Objections or comments by any interested party must be submitted in writing ten (10) days before the hearing which is on or before May 16, 2020 with copies of all papers being forwarded by mail or e-mail to:

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This Notice is intended (1) to inform all interested parties of the existence of an Affordable Housing Plan adopted and endorsed by the Town and of documents on file that explain the specific manner in which the Town proposes to address its "fair share" of affordable housing; and (2) to explain the consequences of Court approval of the Town's Affordable Housing Plan; namely, immunity from any Mount Laurel lawsuits through July 2, 2025. This Notice does not indicate any view by the Court, the Special Master, the Town, or FSHC as to whether the Court will approve the manner in which the Town proposes to satisfy its fair share.

Ceil Covino, CMR, RMC

Town Clerk